

**TRANSFER  
TAX  
PAID**

Doc # 2008012672  
Book 9743 Page 0022

42-170

**WARRANTY DEED**

**LESTER T. JOLOVITZ** of Waterville, County of Kennebec and State of Maine, for consideration paid, grants to **JEFFREY L. GODIN** and **ANDREA J. GODIN** of Waterville, County of Kennebec and State of Maine, as joint tenants, with **WARRANTY COVENANTS**, the land in **Waterville**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land located on the northerly side of Barnet Avenue in **Waterville**, Kennebec County, and State of Maine and further bounded and described as follows to wit:

Beginning at a steel pin found on the northerly line of Barnet Avenue, marking the southwesterly corner of the herein-described parcel. This pin marks the southeasterly corner of Lot 22 on a plan entitled "Barnet Avenue Addition, Phase II" as recorded in Plan File E90052 of the Kennebec County Registry of Deeds. Lot 22 is now or formerly owned by Lester T. Jolovitz (Jolovitz) as recorded in book 1697 at page 310.

Thence North eleven degrees fifty-six minutes East (N 11° 56' E) along the easterly line of Lot 22 and the westerly line of the herein-described parcel for one hundred thirty-one and five tenths feet (131.5') to a steel pin found. This pin marks the northeasterly corner of Lot 22 and the northwesterly corner of the herein-described parcel. It is also located on the southerly line of land now or formerly of Steven M. Oliveira and Marsha C. Oliveira (Oliveira) as recorded in book 6237 at page 23 of the Kennebec County Registry of Deeds.

Thence South seventy-eight degrees four minutes East (S 78° 04' E) along the southerly line of land now or formerly of Oliveira and the northerly line of the herein-described parcel for one hundred twenty and zero tenths feet (120.0') to a steel pin found. This pin marks the southeasterly corner of Oliveira, the northwesterly corner of other land of Jolovitz, as recorded in book 1694 at page 310, and the northeasterly corner of Lot 20 of the above-mentioned "Barnet Avenue Addition, Phase II". (This other land of Jolovitz was formerly Brigham Street. Brigham Street was discontinued and Jolovitz retains fee as a result. Refer to the subdivision plan for more information on Brigham Street.)

Thence South eleven degrees fifty-six minutes West (S 11° 56' W) along the easterly line of the herein-described parcel and the westerly line of Jolovitz for one hundred twenty-one and five tenths feet (121.5') to a steel pin found. This pin marks a point of curvature in the easterly line of the herein-described parcel.

Thence continuing on a tangent curve to the right and along the westerly line of Jolovitz to a steel pin found marking the point of tangency between said curve and the northerly line of Barnet Avenue. Said curve has a radius of ten and zero tenths feet (R=10.0') and an arc length of fifteen and seven tenths feet (L=15.7').

Thence North seventy-eight degrees four minutes West (N 78° 04' W) along the northerly line of Barnet Avenue and the southerly line of the herein described parcel for one hundred ten and zero

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tenths feet (110.0') to a steel pin found. This pin marks the southeasterly corner of Lot 22, the southwesterly corner of the herein-described parcel and the point of beginning.


This conveyance is subject, however, to the following restrictions, which will be binding upon the said grantees and all persons claiming or holding under said grantees:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than One Hundred Thousand Dollars (\$100,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.
7. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

The herein-described parcel contains fifteen thousand seven hundred fifty-three and four tenths square feet (15,753.4 Sq Ft.) more or less and is a portion of the premises conveyed to Lester T. Jolovitz in Book 1694 at Page 310 of the Kennebec Registry of Deeds. It is the intent of this description to describe all of Lot 20 as shown on a plan entitled "Barnet Avenue Addition, Phase II" as recorded in Plan File E90052 of the Kennebec County Registry of Deeds.

WITNESS my hand and seal on May 21, 2008.

  
WITNESS

  
LESTER T. JOLOVITZ

STATE OF MAINE  
Kennebec, ss.

May 21, 2008

Then personally appeared the above-named LESTER T. JOLOVITZ and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Ruth E. Lemieux  
Notary Public

RUTH E. LEMIEUX  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES AUGUST 13, 2013



Received Kennebec SS.  
05/29/2008 1:32PM  
# Pages 3 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS